

# LAKE CITY GROWTH MANAGEMENT

## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	484 NW Simms Drive/Vacant
Applicant	
Owner	COLC
Requested Action	Review of property for affordable housing
Hearing Date	April 05, 2021
Staff Analysis/Determination	This property is suitable for Affordable Housing
Prepared By	David C. Young

Subject Property Information	
Size	1 acre = 43,560 square feet
Location	484 NW Simms Drive
Parcel Number	00-00-00-11828-000
Future Land Use	Residential-Low Density < 2 d.u. per acre
Current Zoning District	RSF-1
Flood Zone	X

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential- Low Density < 2 d.u. per acre	RSF-1	Residential	
South	Residential- Low Density < 2 d.u. per acre	RSF-1	Vacant	
East	Residential – Medium Density < 8 d.u. per acre	RSF-3	Vacant	
West	Residential- Low Density < 2 d.u. per acre	RSF-1	Vacant	

Summary of Request
Analyze property for affordable housing.

**Staff Analysis.**

The property is suitable for affordable housing.  
RSF-1 requires a minimum of 20,000 square feet and a lot width a minimum of 100 feet

Due to the shortage of affordable housing within the City of Lake City, staff recommends this property be sold with the restriction that that the property be developed for permanent affordable housing through GOV.DEALS with advertisement of pending sale and auction in newspaper and City of Lake City web site.

Property shall be required to be surveyed and an appraisal by a Florida licensed property appraiser prior to property being sold.